

Peter David

Properties Ltd

Residential Sales and Lettings



St. Mary Street,

£75,000





Situated on St. Mary Street in Halifax, this terraced house presents an excellent opportunity for both investors and first-time buyers. With two well-proportioned bedrooms, one conveniently located on the first floor and the other in the attic, this property offers a versatile living space that can be tailored to your needs.

The house features a reception room, perfect for relaxing or entertaining guests. While the property is in need of modernisation, this is reflected in the attractive asking price, allowing you to add your personal touch and create a home that truly reflects your style.

A yard at the front of the property provides outdoor space, ideal for enjoying a morning coffee or tending to a few plants. The location is particularly advantageous, as it is within walking distance to Halifax town centre, where you can find a variety of shops, restaurants, and local amenities.

This property is a fantastic canvas for those looking to invest or for first-time buyers eager to step onto the property ladder. With its potential and prime location, this terraced house is not to be missed.

- TWO BEDROOMS
- MID TERRACE
- WITHIN WALKING DISTANCE TO HALIFAX TOWN CENTRE
- IN NEED OF MODERNISATION
- ENCLOSED YARD TO THE FRONT
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - A

Accommodation

Lounge

12'10" x 14'11" (3.92 x 4.57)

Kitchen

6'3" x 12'1" (1.92 x 3.7)

Cellar

6'6" x 11'1" (2 x 3.4)

First floor

Bedroom one

12'1" x 14'11" (3.7 x 4.57)

Bathroom

7'4" x 8'4" (2.25 x 2.55)

Second floor

Bedroom two

19'8" x 9'6" (6 x 2.9)

External

Enclosed yard to the front, on street parking.

Directions

Please use post code HX1 2TW for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



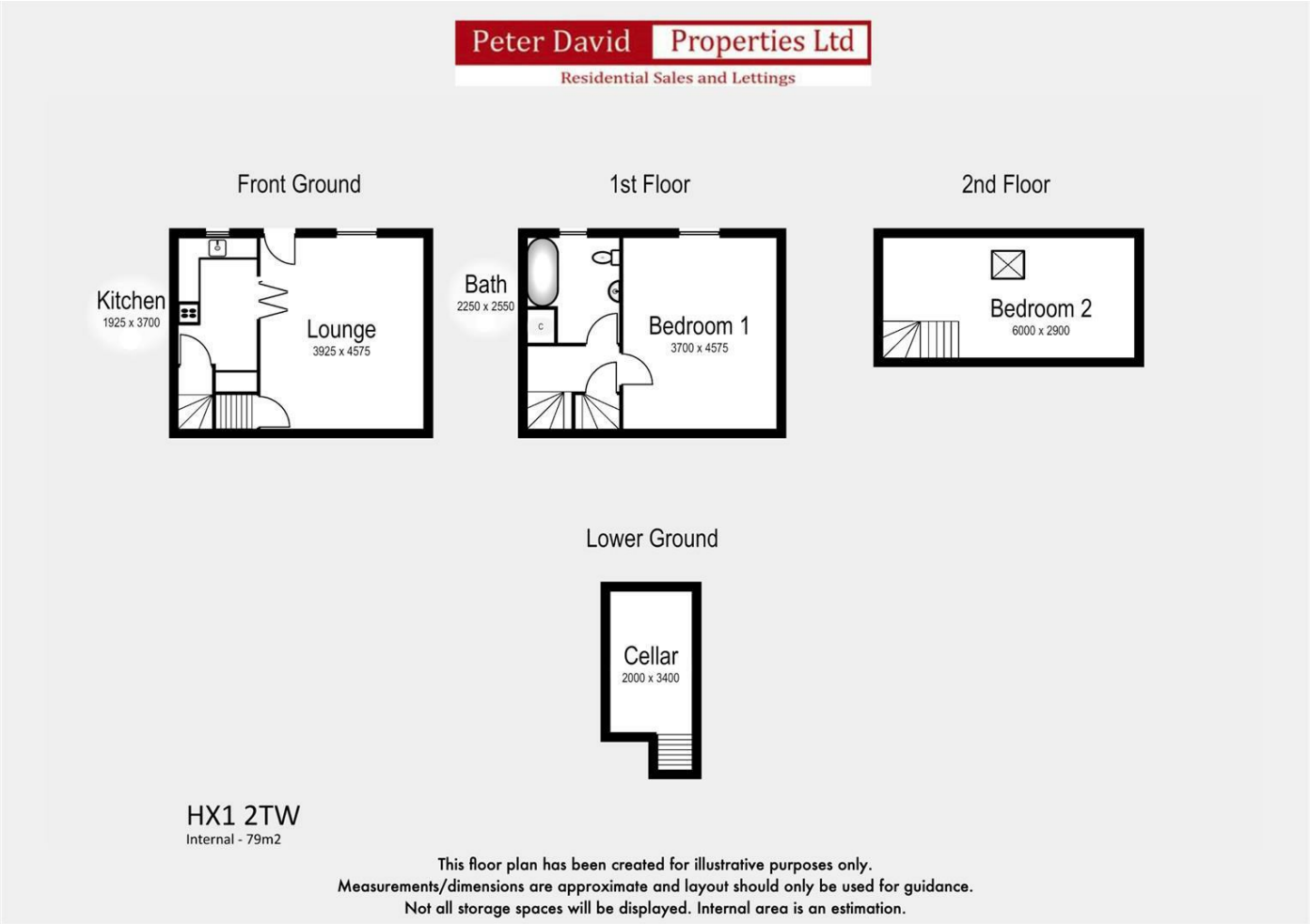
Hybrid Map



Terrain Map



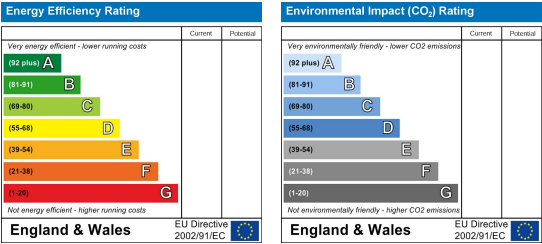
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk